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Division of Codes and Standards
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Joseph V. Doria, Jr.
Commissioner

Date: **November 2, 1992**

Code Ref. Update: **October 2007**

Subject: **Emergency Escape Windows
(New Construction and
Additions)**

Reference: **N.J.A.C. 5:23-3.14, Building
Subcode, Section 1026;
N.J.A.C. 5:23-3.21, One- and
Two-Family Dwelling
Subcode, Section R310**

It has been brought to the attention of the Department of Community Affairs that certain sash-removable type windows meet the minimum net clear opening requirement for emergency escape windows only when the sash is removed. The Department has investigated this problem and established that, in order to meet the code requirements of emergency escape windows, the following conditions must be satisfied, in addition to other provisions of the Sections cited above:

1. The sash is removable without the use of any key, tool, or excessive force.
2. Minimum clear net opening with the sash removed is 5.7 square feet for windows above the grade floor, or 5.0 square feet for windows at the grade floor (subject to a minimum height dimension of 24 inches and width dimension of 20 inches).

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PURSUANT TO THE AUTHORITY OF N.J.S.A. 52:27D ET SEQ., AS AMENDED, THE ABOVE FORMAL TECHNICAL OPINION IS CONSIDERED TO BE BINDING UPON ALL CODE OFFICIALS.

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FORMAL TECHNICAL OPINION